066.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,200 / 743,200
					USE VALUE:	743,200 / 743,200
					ASSESSED:	743,200 / 743,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LALLY JOHN H JR--ETAL	
Owner 2:	LALLY ELIZABETH A	
Owner 3:		
Street 1:	27 VICTORIA ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,495 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5495.000	330,400	3,400	409,400	743,200
Total Card	0.126	330,400	3,400	409,400	743,200
Total Parcel	0.126	330,400	3,400	409,400	743,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.18 | /Parcel: 379.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42313
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,300	3400	5,495.	409,400	743,100	743,100	Year End Roll	12/18/2019
2019	101	FV	251,900	3400	5,495.	380,200	635,500	635,500	Year End Roll	1/3/2019
2018	101	FV	251,900	3400	5,495.	380,200	635,500	635,500	Year End Roll	12/20/2017
2017	101	FV	251,900	3400	5,495.	333,400	588,700	588,700	Year End Roll	1/3/2017
2016	101	FV	251,900	3400	5,495.	304,100	559,400	559,400	Year End	1/4/2016
2015	101	FV	245,800	3400	5,495.	269,000	518,200	518,200	Year End Roll	12/11/2014
2014	101	FV	245,800	3400	5,495.	254,400	503,600	503,600	Year End Roll	12/16/2013
2013	101	FV	245,800	3400	5,495.	242,100	491,300	491,300		12/13/2012

!5670!

PRINT

Date	Time
12/10/20	20:31:41

LAST REV

Date	Time
09/27/18	10:45:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALLY PATRICIA/	23238-57		5/27/1993		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	42313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2001	625	Redo Kit	7,500	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Measured	372	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5495		Sq. Ft.	Site		0	70.	1.06	12									409,395						409,400	

Total AC/HA: 0.12615 | Total SF/SM: 5495 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,395 | Spl Credit | Total: 409,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31624365
Const Adj.:	1.01707423
Adj $ / SQ:	167.340
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405943
Depreciation:	75505
Depreciated Total:	330438

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

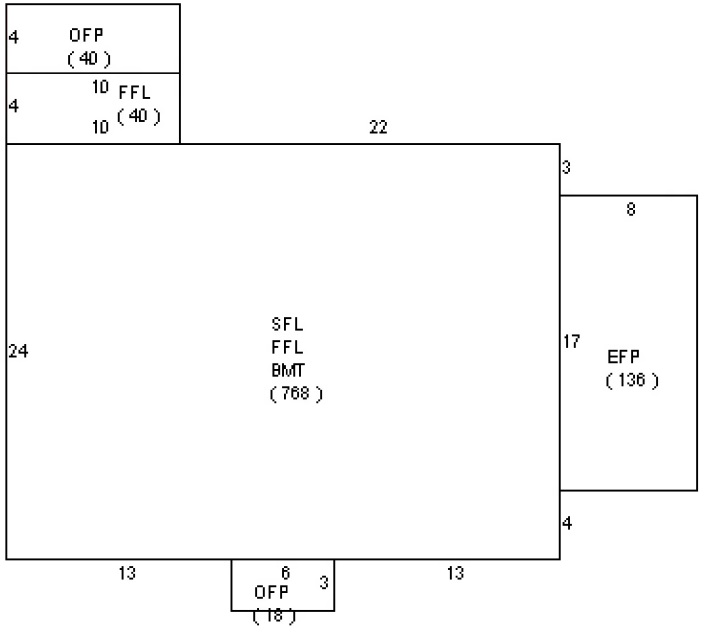
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.34
Special Features:	0	Val/Su Net:	130.18
Final Total:	330400	Val/Su SzAd	209.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	167.340	135,210
BMT	Basement	768	66.520	51,085
SFL	Second Floor	768	167.340	128,517
EFP	Enclos Porch	136	48.050	6,535
OFP	Open Porch	58	44.750	2,596

Net Sketched Area:	2,538			Total:	323,943
Size Ad	1576	Gross Are	2538	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400